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UNIVERSITY OF CALIFORNIA

The City of Palos Verdes Estates represents one of the few cities in the Los Angeles metropolitan area which was totally planned from its inception. The beauty of the natural setting of the City has been maintained even while experiencing the rapid growth common to all areas of Southern California since World War II. This City is a good example of the benefits of Planning and the necessary firm commitment of the residents to adhere to the plan.

California Planning Law states that the General Plan shall be comprehensive, long term, and general. These provisions are certainly accomplished by the Master Plan developed in 1924 and zoning regulations adopted by the City in 1948, which have satisfactorily served as a guide to quality development to the present. The plan under which the City grew can be more precise than the normal general plan in most of its elements, because the original plan is essentially a completed fact.

This General Plan is a commitment to the foresight, interest, and effort of the community in the past, and a reaffirmation of these guides applied to the present. This plan provides a sound program for the future by establishing developmental objective guidelines for those areas of interest which are necessary to provide the quality of life desired in an increasingly complex society.

History

Recorded history of the Palos Verdes Peninsula began more than 400 years ago when the Spanish explorer, Cabrillo, claimed the land for the Crown of Spain.

From the time the land was settled, the green hills supported the huge cattle herds of the Dominguez and Sepulveda Ranchos. Title disputes between the factions were finally settled in the early 1800's by the grant to the Sepulveda family of 30,000 acres comprising Rancho Los Palos Verdes.

The Peninsula entered the 20th century with the purchase of 16,000 acres by Mr. Frank Vanderlip in 1913. An ambitious estate development in the Portuguese Bend area was brought to an abrupt halt by the advent of World War I.

A real estate firm, headed by Mr. E. G. Lewis purchased 3200 acres of the Vanderlip Ranch in 1921. The "Palos Verdes Project" was initially established to provide planning and development for the entire Peninsula. The first development increment included the communities of Palos Verdes Estates and Miraleste.

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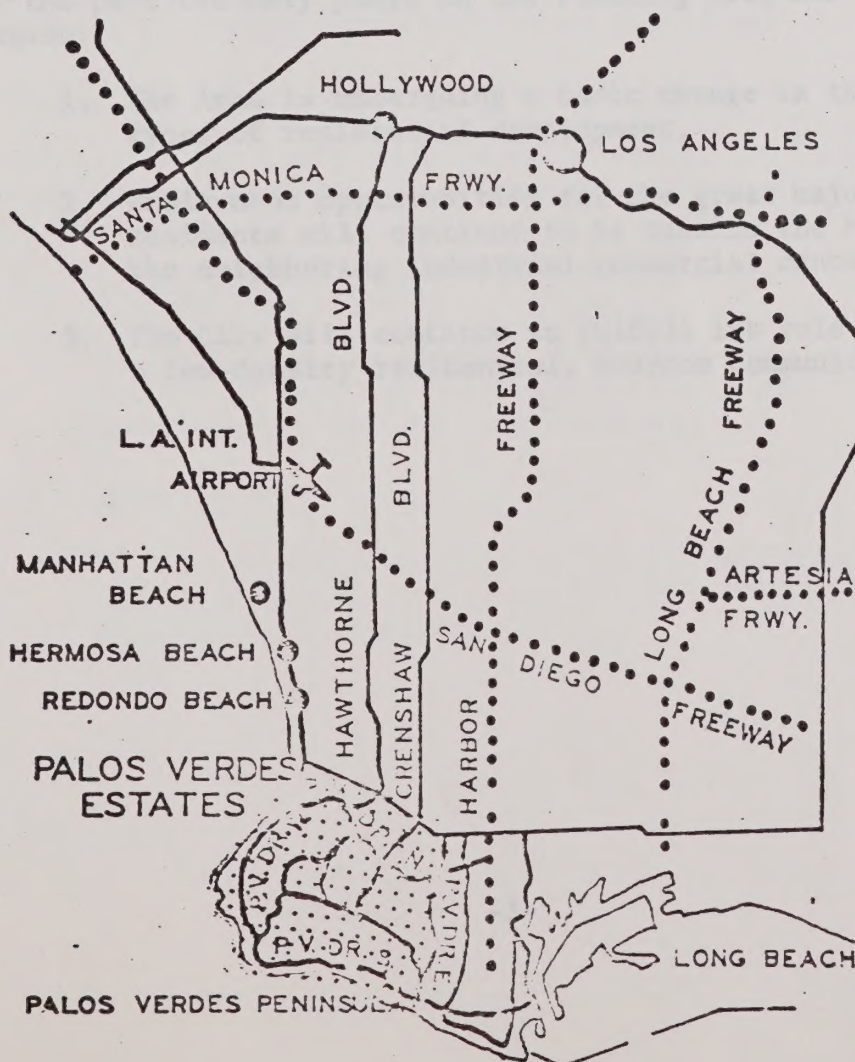
UNIVERSITY OF CALIFORNIA

Deed restrictions were established for each parcel of land to insure conformity of use to the Master Plan and to provide features which guaranteed quality development. The Palos Verdes Homes Association was instituted to administer the Master Plan, protective restrictions, and maintenance of streets and public areas.

Palos Verdes Estates was the first increment of the "Project" consisting of over 3,000 acres of the initial purchase. The community was fortunately well established before the depression forced the abandonment of the Master Plan and development of the rest of the Peninsula. The City was incorporated on December 20, 1939 to take over the normal governmental functions. The Homes Association's Board of Directors and Art Jury have continued to provide guidance to the development of the community through administration of the protective restrictions.

Setting

The City of Palos Verdes Estates is within the Los Angeles, Long Beach metropolitan area approximately 30 miles southwest of downtown Los Angeles. The City is a coastal community advantageously sited on the beautiful rugged shoreline of the Palos Verdes Peninsula. Elevations range from sea level to 1154 feet above sea level. The City is a part of the Palos Verdes Peninsula Planning Area.



Planning Area

The entire Palos Verdes Peninsula is considered to be the Planning Area. It has developed as a prime residential community out of the mainstream of the metropolitan core but readily accessible to the advantages of the diversified goods and services it has to offer.

The Peninsula has access to rail, freeway, highway and air facilities which provide access to the major business, industrial and recreational areas available to Southern California.

A prime characteristic of the Planning Area is the rugged terrain which has generally limited development to residential use. This pattern is still predominant; although a major change within the pattern is the constant pressure for higher density residential development which will directly affect the City by ever increasing population and resultant problems.

Considerations Basic to the General Plan

Palos Verdes Estates is an established, low density, residential City within the Peninsula Planning Area. Basic planning considerations for the needs of the people must be considered within the framework of the part the City plays in the Planning Area and the Los Angeles Region.

1. The Area is undergoing a basic change in the density and types of residential development.
2. Employment opportunities for the great majority of Peninsula residents will continue to be outside the Planning Area in the neighboring industrial-commercial center.
3. The City will continue to fulfill its role in the area as a low-density residential, bedroom community.

The first of these is the question of the nature of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

The second of these is the question of the weight of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

The third of these is the question of the sufficiency of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

The fourth of these is the question of the consistency of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

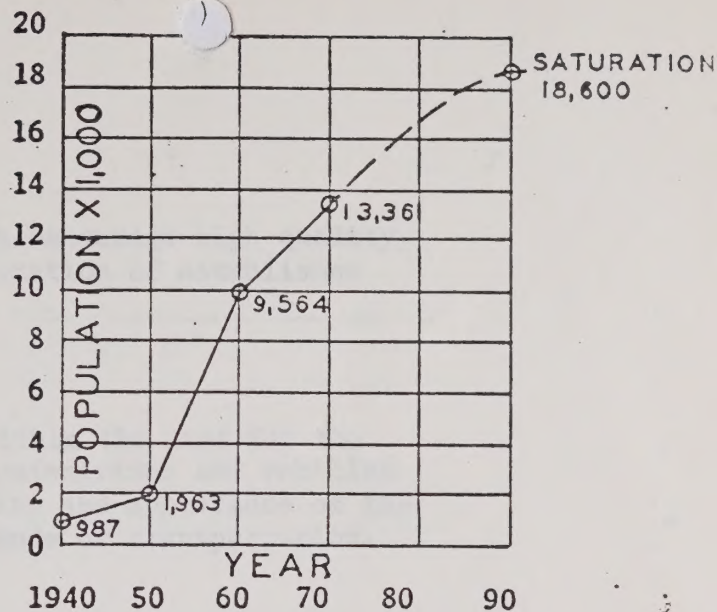
The fifth of these is the question of the reliability of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

The sixth of these is the question of the credibility of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

The seventh of these is the question of the probative value of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

The eighth of these is the question of the materiality of the evidence. It is not sufficient to say that the evidence is circumstantial. It is necessary to say that the evidence is circumstantial and that it is of such a nature as to lead to the conclusion that the defendant is guilty.

4. The changing character and increasing number of residents in the City, while committed to maintaining the quality of past development, may require new streets in undeveloped areas and minor modification of streets in developed areas, and may require additions to or changes in recreational facilities and in City services. The projected saturation population within the existing City boundaries is 18,600.



5. Development of properties within the City is governed by deed restrictions on every parcel. Consideration of these restrictions must be recognized in the General Plan.

These basic considerations are reflected in the General Plan to give proper direction to the development of the City, provide for the basic needs of the community, and to retain those elements which will insure the quality of the community for future residents.

OBJECTIVES AND GOALS

The objectives and goals which serve to define the direction of specific elements of the General Plan of the City of Palos Verdes Estates are as follows:

1. Residential Community

To maintain a low density, predominately single-family, residential pattern of land use that will provide basic needs for housing, recreation, education, and services,

2. Economic Needs

To draw on the facilities in the Peninsula and Los Angeles region to fulfill the needs for employment, industry and major commercial enterprise.

3. Quality Development

To foster those practices which encourage high quality development and prevent deterioration of established residential areas.

4. Traffic Network

To develop a traffic network within the area for the convenient and safe access of pedestrians and vehicles while not sacrificing the quality and appearance of the community to the needs of any mode of transportation.

5. Community Appearance

To emphasize the natural beauty of hills, canyons, and seashore and diminish the impact of man made things on the natural landscape.

6. Regional Needs

To provide for that need in the Los Angeles Region for the segment of the economy which requires low density, high quality residential use.

7. Planning Area Influence

To promote those factors which influence development of the Planning Area for the qualitative benefit of man.

8. Community Facilities

To be aware of the changing needs of education, recreation, safety, and services and take appropriate action for timely development of these facilities.

9. Open Space

To continue the pattern of open-space and parkland reservations in new developments.

The establishment of the above goals serves to define the object of the General Plan - to provide pleasant surroundings, for living, working and playing to promote the health, safety and well being of the residents.

Objectives and goals as any other segment of the Plan are subject to change. All statements in the Plan should be reviewed periodically to insure that they are compatible with changing conditions and concepts.

County of _____ State of Texas

Know all men by these presents

That _____ of the County of _____ State of Texas

do hereby certify that

_____ of the County of _____ State of Texas

is the owner of

_____ of the County of _____ State of Texas

and that the same is

_____ of the County of _____ State of Texas

and that the same is

_____ of the County of _____ State of Texas

and that the same is

_____ of the County of _____ State of Texas

The within and foregoing is a true and correct copy of the original as the same appears from the records of the County of _____ State of Texas

Witness my hand and seal of office this _____ day of _____ 19____ at _____ City, Texas

LAND USE ELEMENT

Palos Verdes Estates originated as the first unit of a Master Plan for development which encompassed the entire Peninsula. Economic conditions of the late 1920's forced the abandonment of most of the original Plan; however, the "Estates" was already established and well on its way to becoming a viable community. The City was incorporated in 1939 to provide required services.

To define the goal of the original planners and the attitude of the residents in preserving the objectives of the community, it may be well to quote from a summary of the Protective Restrictions:

"The restrictions have been most carefully worked out for every part of Palos Verdes Estates, to accomplish the following results:

- First: To preserve the fine views of ocean, mountains and park;
- Second: To increase with the years the wonderful natural beauty of the property, enhanced with fine plantings; and
- Third: That every purchaser in Palos Verdes may be sure when building his home there that his neighbor will have to build an equally attractive type of building. In other words, he will feel secure in knowing that his home can never be damaged by an unsightly or undesirable structure either upon adjoining lots or in any part of Palos Verdes Estates."

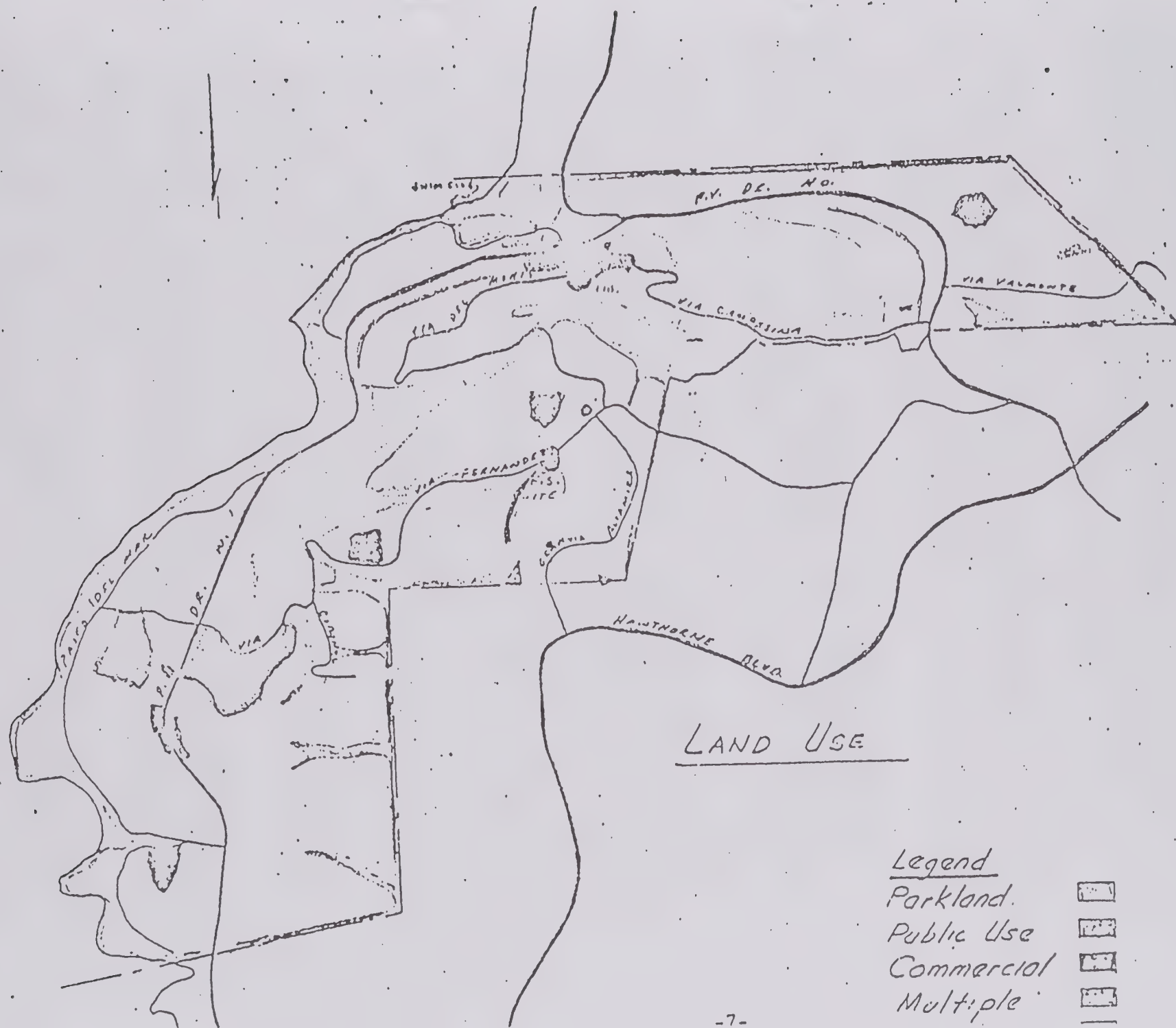
The above quote more than anything else, sums up the objectives and development goals of the community to the present and into the future.

Existing Land Use

The existing pattern was basically established by the zoning incorporated in the Protective Restrictions established for each parcel in 1924. The Zoning Ordinance adopted by the City in 1948 conformed to the original plan; however it was even more restrictive in that many lots in commercial and Multiple dwelling zones were rezoned to single family residential use.

Commercial Centers: The City is served by two small business centers which provide some of the basic needs of the residents.

The Lunada Bay commercial area provides space for banking, retail grocery, pharmacy, professional services, minor retail convenience centers and two automobile service stations. The commercial area is almost totally developed.



LAND USE

Legend

Parkland.



Public Use



Commercial



Multiple



Malaga Cove is the larger of the two commercial areas and provides banking, postal service, professional service offices, retail grocery, pharmacy, and automotive and miscellaneous services. This area is also almost fully developed.

The residents rely on the surrounding community to provide most major commercial services. Large commercial centers on the Peninsula and in adjacent cities provide convenient, readily accessible shopping areas to fulfill the needs of the people. Additional commercial area is not considered essential to the needs of the City.

Multiple Family Residential: Zones for this use are established in the areas surrounding the two commercial centers. Present development generally provides high quality units with a relatively stable population. The existing 262 units now developed combined with the potential of the vacant lots would total about 350 dwelling units with an average density of approximately 23 units per gross acre.

Single Family Residential: The major portion of the City is devoted to this use. All but about 200 acres of residential land in the City has been subdivided with lots established. This zoning classification encompasses all single family residential use and is not further broken down into zoning classes related to minimum lot size groupings which is common in most jurisdictions.

Densities in specific areas range from less than 1 to 7 units per gross acre (including streets and parklands). The average density when considering the total number of potential dwelling units (4,950) related to the net acreage zoned for single family residential (1482A.) is 3.3 units per acre. When the total area of the City is considered including parkland and streets, the average density is 1.7 units per gross acre. The 200 acres of undeveloped residential land is under the current requirement of 15,000 s.f. minimum lot size. This coupled with the parkland and open space requirement of approximately 50% of the area in private ownership restricts density to less than 2 units per gross acre in new subdivisions.

Considering all residences on a population basis, with projected saturation population of 18,600 persons, the average population intensity is 6.12 persons per gross acre. Current average intensity is 3.48 occupants per dwelling unit which is slightly above average for suburban areas.

Industrial: The industrial areas surrounding the Peninsula provide the needed space for this use. There is no land designated for industrial use in the City. The terrain and characteristics of the City presently preclude any necessity for industrial zoned property.

Flood Hazards: The areas of the City subject to flood or mudslides are generally located in the canyons and hillsides reserved as parkland. Those areas zoned for habitation are subject only to minor local flooding. Plans for new construction are required to provide facilities for minimizing those hazards.

The City with its own resources and through participation with Los Angeles County Flood Control District has constructed storm drains to minimize flood hazards. Additional storm drains will be constructed as the need arises and funds become available.

Public Buildings

Since these facilities play an important part in the Plan, this is considered as a portion of the Land Use Element. These buildings provide the required services to meet the physical, cultural, educational and recreational needs of the community. The location of required public services should provide for maximum benefit to the residents.

Civic Center: The Civic Center provides the focal point for city activities. The present building constructed in 1960, currently houses the Administrative offices, Council Chambers, Police Department, Fire Department and adjacent City Services building and accomodates, through leased space, the Palos Verdes Homes Association.

City Hall: Space for City administrative functions and the Homes Association is considered adequate for the foreseeable future.

Existing Police facilities are adequate; however, future expansion, if required, will be accomodated within the confines of the existing civic center property.

Fire Department facilities for a single-station department are adequate. To provide adequate fire protection for ultimate City growth and reasonable response time, a second station may be required..

City Service Building: Any need for replacement or expansion of this facility will be confined to the existing civic center area.

Schools and Recreation

The City is served by the Palos Verdes Peninsula Unified School District. Schcols combined with recreational sites are developed within the City. Existing school sites will probably serve future population growth. Active recreational activities are available on the school grounds.

The City will advise the District of activity in any subdivision which could result in significant impact on school enrollment. It is assumed that the school grounds will continue to be available for active recreational pursuits. The 123 acres of land reserved for schools combined with 678 acres of open space lands provide over 800 acres of land for recreational use throughout the City.

<u>Elementary Schools</u>	<u>Site Area (Acres)</u>	<u>Attendance (1972-73)</u>
Valmonte	11.2	475
Montemalaga	9.7	612
Lunada Bay	10.6	564
Zurita (School Site)	10.2	
<u>Intermediate Schools</u>		
Margate (with adjacent undeveloped site)	28.6	1,151
Malaga Cove	7.2	973
<u>High School</u>		
Palos Verdes High School	45.8	2,355

Library

The City is served by a branch of the Palos Verdes Library District. The main library is in the Peninsula Center with a branch in Malaga Cove. The Malaga Cove library has a collection of 26,000 volumes and current circulation of 100,000 books annually.

Recreational Facilities

The City owns and operates the Swim Club in Malaga Cove. The Palos Verdes Country Club facilities and Golf course, the Palos Verdes Tennis Club facilities and the horse stables in Valmonte Canyon are owned by the City and operated under concession agreements for public use.

Summary

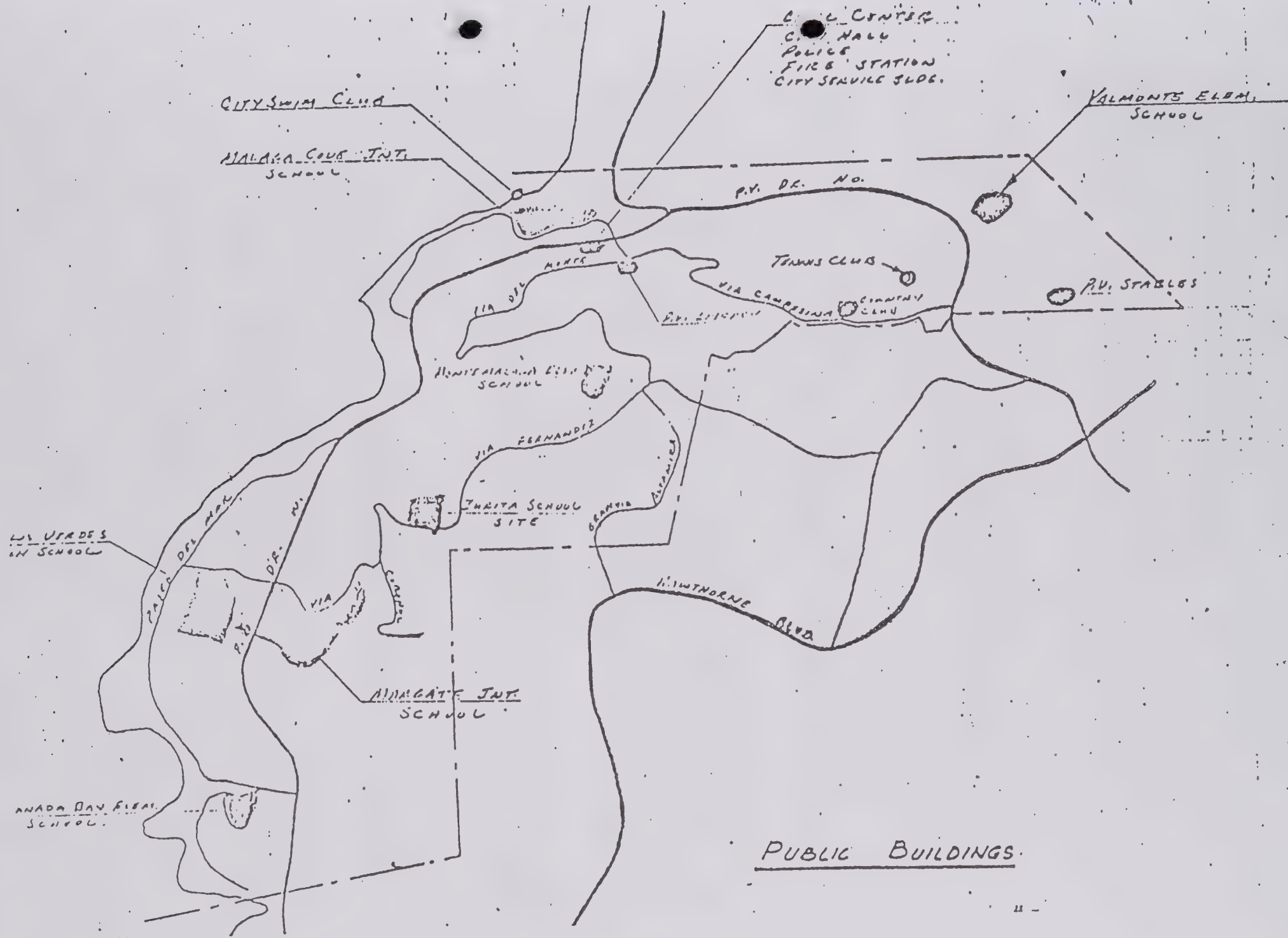
Community appearance is the outward manifestation of past and future planning efforts. Physical development must provide more than just what is correct by technical standards. Streets, shops and homes must not only fulfill their basic function, but also have an obligation to provide beauty and charm to the area they serve. It is this extra effort which must predominate in the future as in the past. Standards cannot be compromised by convenience, expediency or short term benefit.

Goals and Objectives

To continue the land use pattern established by the zoning ordinance adopted in 1948, and in addition:

1. Encourage and develop programs eliminating all overhead utilities within the City. Limited funds are available for this purpose and should be utilized where possible in conjunction with highway reconstruction. Assessment districts, if required, for local undergrounding should be encouraged.
2. Establish a long range plan for additional plantings, replacement, preservation and maintenance of existing plantings in parkland and rights-of-way.
3. Maintain the openness of the shoreline by preserving the adjacent parkland in its natural-state as part of the established Shoreline Preserve.
4. Fulfill the objectives of the Planning Commission in establishing the Planting Regulations to encourage uniform and suitable street trees, and parkway and parkland planting.
5. Continue rigid controls over building site grading, roadway development and other improvements to insure conformity with the requirement to maintain as much as reasonably practical the natural contour of the hillsides.
- 6. Develop standards for "roadside hardware" to combine utility with appearance.

NOTE: Land Use Element adopted by the City Council on January 10, 1973.



PUBLIC BUILDINGS

CIRCULATION ELEMENT

The street system is a vital element in urban areas. The development of the automobile and reliance on it has created problems unforeseen 30 years ago. The residents of the City are automobile oriented and will continue to rely on it to provide the mobility required for employment and services.

Although the original City was planned with an extensive rail rapid transit system, the idea was abandoned and there does not appear to be a reasonable replacement for the automobile in the foreseeable future. Development of rapid transit in the Los Angeles area will have no effect on traffic volumes within the City, although patterns may change depending on terminal locations.

The street pattern developed in 1924 may not in all cases meet the needs of today and the future. Adequate right-of-way widths are available in the existing system to provide most of the traffic patterns necessary to serve future demand.

The ready accessibility of freeways and highways to Peninsula residents and the availability of Los Angeles International Airport, Long Beach Airport, Los Angeles-Long Beach Harbor facilities and rail depots meet the needs of the residents for mobility and travel service. The Rapid Transit District provides limited bus service to the Peninsula with one stop in the City at Malaga Cove Plaza. The City must be aware of rapid transit developments and remain receptive to proposals which are economically feasible and of benefit to the Community.

Bicycling is being promoted as a means of local transportation and recreation. The number of cyclists has increased sharply over a brief period and provisions are being made to incorporate a safe system of bike routes into the existing street system.

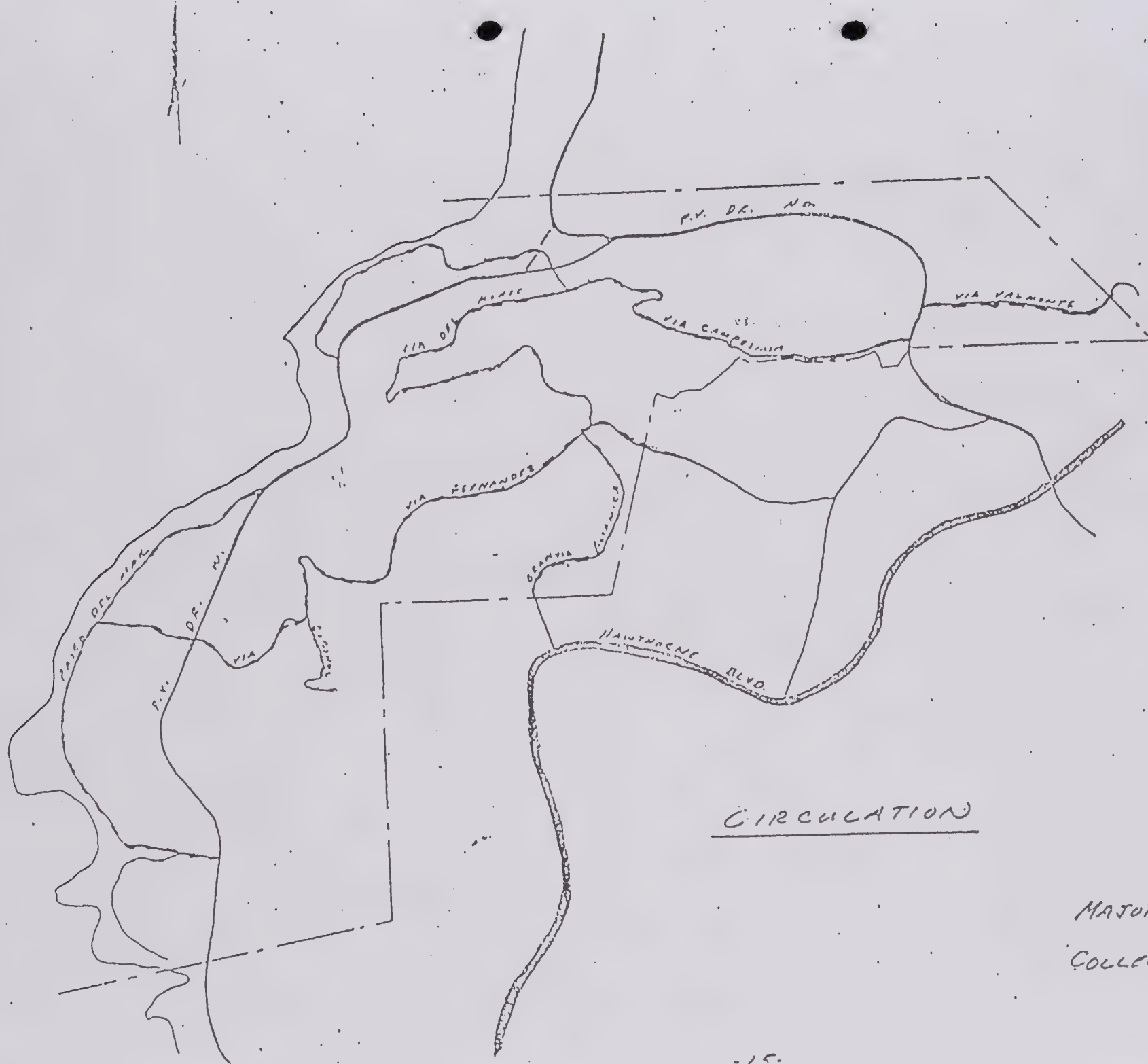
Objectives and Goals

1. Provide an efficient network of streets for intra City mobility without sacrificing community quality to the needs of any mode of transportation.
2. Continually review existing developed local streets to provide plans for improving circulation and correcting any safety deficiencies, always considering the wishes of the residents on matters affecting the general character of the City.
3. Develop and adopt construction guidelines and standards for future street modifications.

4. Bicycle Routes

- a. Install delineated bike lanes on existing streets where there is a demonstrated need and existing conditions are safe.
- b. Provide bike lanes where needed in new construction and reconstruction.

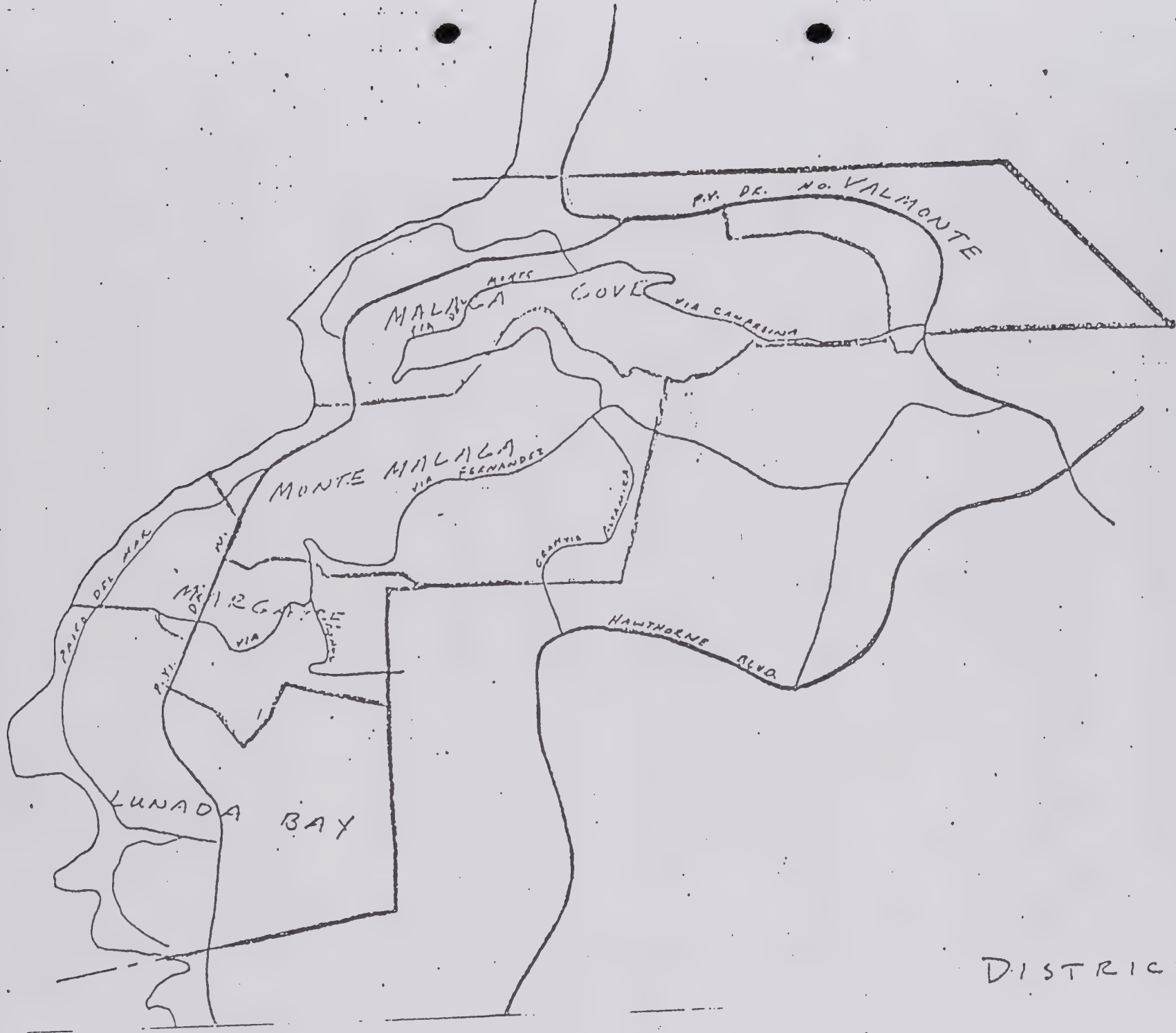
NOTE: Circulation Element adopted by City Council on February 27, 1973



CIRCULATION

MAJOR STREETS

COLLECTOR STREETS



DISTRICTS

The most valuable resource in the City is the natural beauty of hillsides, canyons and seashore. The preservation of over 678 acres of parkland and seashore in essentially native state has always been of vital interest to the residents. These open space areas and the Shoreline Preserve encompass those resources of the City which are amenable to conservation practices within the intent of the State Planning Act.

The only mineral resources known within the City include small pockets of Palos Verdes stone and diatomaceous earth. Commercial development of any natural resource whether by mining, quarrying or drilling, onshore or offshore, is not in the interest of the residents and is considered unacceptable as a developmental goal of the Plan. Commercial development of such natural resources is also prohibited by the Protective Deed Restrictions applicable to all land within the City.

Objectives and Goals

1. Conserve the natural parkland canyons and hillsides for drainage control, for watershed, and to afford protection for natural flora and fauna.
2. Encourage proper planting and forestation of the parkland areas to inhibit erosion, prevent fires and improve habitation for wildlife.
3. Require connection to public sewers to prevent contamination and pollution of underground waters, streams, and intertidal waters.
4. Participate, on a regional basis, in the Water and Waste Management program of Los Angeles County for water conservation, liquid and solid waste management and flood control.*
5. Conserve and maintain the shoreline in its natural state, restricting physical improvements to limited pedestrian access for enjoyment and education.
6. Provide corrective devices to retard the erosion of the bluffs where accelerated by existing physical development.

Standards

Planting of parklands is to conform to regulations adopted by the City, June 1968 and subsequent amendments. All plantings for which the City will have maintenance responsibility are to be approved by the Planning Commission.

Development of private property along the bluffs requires geologic studies, positive drainage control and landscaping plans which will prevent deterioration of the adjacent parkland.

* See Interim Technical Report - Water and Waste Management Program the Regional Planning Commission of Los Angeles County July 1, 1971.

All drainage outlets to the ocean are to provide design and construction features which will maintain the aesthetic qualities of the bluffs and canyons and not affect the stability of the natural slopes.

The standards and requirements of the Shoreline Preserve Master Plan adopted March, 1970 are incorporated in this element of the General Plan.

NOTE: Conservation Element adopted by the City Council on February 27, 1973.

RECREATION ELEMENT

The original design of the City provided generous space for various types of recreational activities. The canyons, hillsides, sea shore and many small parks provide areas for passive recreation. The large play yards adjacent to the school sites, the golf course, tennis club, swim club, riding stables and accessibility to the ocean furnish developed facilities for active recreational needs.

To retain the rural residential character of the City, the undeveloped parkland areas are reserved for primarily passive recreation providing places of solitude and natural beauty for the resident and visual pleasure for the passerby.

The basic philosophy of the City in furnishing developed recreational facilities is to provide encouragement to groups proposing special projects which are determined to be of benefit to the residents of the City for general recreational use. Financing for construction is provided by the group making the proposal and adequate user fees are charged to maintain the facility on a "pay as you go" basis. City revenues are not considered appropriate for financing special activity facilities.

Developers of unsubdivided land are required to dedicate an amount of land equal to 50% of the area of land in private use for parks and open space. Fees paid in lieu of parkland dedication, are used to develop park areas in the vicinity of the new subdivision for generally passive recreational pursuits of the residents.

Recreational Facilities

Palos Verdes Golf and Country Club: This City owned facility provides an 18 hole golf course on 213 acres of parkland. The club house provides dining and space for adult group activities. The Country Club and Golf Course are operated under concession agreements with the City. Membership in the Golf Club is available to residents. The golf course provides the dual benefit of active recreational facilities and open space for passive recreation.

Palos Verdes Tennis Club: This City owned facility is located on City parkland and provides a clubhouse and 10 regulation courts. It is operated under a concession agreement with the City, with membership and lessons available to the residents.

Palos Verdes Stables and Riding Trails: The stables are owned by the City and operated under a concession agreement. Riding horses and boarding spaces are available on a rental basis. Located in Valmonte Canyon, they are immediately adjacent to almost 2 miles of riding trails through the canyon and along the median of Palos Verdes Drive North. These trails tie into riding trails developed in areas outside the City.

Swimming Facilities: The Roessler Memorial Swimming Pool located along the shore in Malaga Cove is owned and operated by the City. The pool facilities at Palos Verdes High School were constructed by private subscription in conjunction with the School District and are available to the residents of the City and the District. These olympic sized pools and game room facilities provide swimming and activities during the summer months. Fees charged for use of the facilities pay for the maintenance and operation.

School Sites: The 123 acres of land incorporated in the school sites within the City provide adequate space for most active recreational needs of the residents. The City and School District provide joint recreational programs at various times throughout the year utilizing school facilities. Dual use of these facilities for active recreation is considered essential for efficient utilization of public resources.

The Elementary school sites generally provide grass play areas, hard surface game areas and playground equipment. The intermediate schools have grass and hard surface game areas which provide facilities for the normal field sports. The high school is equipped with a swimming pool, and facilities for track, football, baseball and a variety of team and individual sport activities. The School District has made space available on the school sites for construction of baseball diamonds for various league participants.

Natural Reservation: These areas of parkland generally comprise the hillsides and canyons preserved in natural state. They provide scenic beauty and the opportunity for random hiking and nature observation.

Parks: The many small parks and plazas throughout the City were originally dedicated to provide pleasant settings for commercial areas. The change in many commercial lots to residential use by the zoning ordinance, retained these areas to be incorporated into neighborhood residential park areas.

These areas will generally be developed with formal landscaping in keeping with the surrounding neighborhood. The burden of financing construction will normally be incurred by the properties in the vicinity of the park in accordance with plans approved by the City. Development standards are contained in Planting Regulations adopted by the City in 1963. Once landscaping is established, the City will normally assume maintenance responsibility for landscaping of general benefit.

Parkways: The broad parkways developed in the City provide pleasant avenues for walking and for horseback and bike riding. The street tree program and adjacent private landscaping serve to beautify the public ways throughout the City.

Shoreline: Over 4.5 miles of shoreline in the City provide ready access for many forms of water oriented recreation.. The ruggedness of the beach and limited access combined with the intent of the City to preserve the shoreline in its natural state, limits water recreation to those sports requiring pedestrian access only. The ready availability of adequate marinas, boating facilities and sandy beaches in areas immediately adjacent to the City make it unnecessary to consider these types of development along the coastline of the City.

Goals and Objectives

1. The undeveloped parklands are to be reserved for primarily passive recreational activities.
2. Formal landscaping of neighborhood park areas is encouraged through participation of the property owners benefiting from the development.
3. Dedication of parks and open space and/or appropriate development is mandatory in new subdivisions.
4. Utilize school recreational facilities to provide for the active recreation needs of the community.
5. New and existing special activity facilities are to be user financed and maintained in so far as practical.
6. Shoreline recreational activities are confined to those uses envisioned within the guidelines of the "Shoreline Preserve"
7. Preserve the integrity of residential areas by confining development of active recreational facilities to those areas of parkland, unused street rights-of-way and school sites appropriate to the proposed use.

NOTE: Recreation Element adopted by the City Council on February 27, 1973.

OPEN SPACE ELEMENT

Palos Verdes Estates is fortunate in being endowed with over 678 acres of parkland set aside by the original developers for open space use. The preservation of open areas has become an important consideration in the quality of urban living. These lands are reserved for this purpose by deed restrictions, the intent of the residents and the policy of the City. The charge to the City in the deed restrictions is quite clear and provides the basis for the use of these lands.

"...said realty is to be used and administered forever for park and/or recreations purposes..."

The intent of the deed restrictions and City policy allows construction of roadways, utilities, and recreation oriented facilities on suitable parkland areas after due consideration of environmental impact.

The Shoreline Preserve, combining the coastal parkland with the Tideland Grant, is a significant portion of the open space reserves in the City. The open shoreline, bluffs and coastal canyons are to be preserved for scenic value.

Appendix A of the Plan describes those lots reserved for parkland.

Goals and Objectives

1. Reserve parkland canyons and hillside areas primarily for passive recreation purposes. Limit development to natural landscaping and walking trails.
2. Develop small park lots and plazas with formal landscaping in keeping with the neighborhood and the desires of the residents.
3. Establish a Marine Refuge within the City Shoreline Preserve.
4. Require dedication (or in-lieu fees) of land in an amount equal to 50% of land area in private use in new subdivisions or land divisions to be used for parks and open space.

Open Space Element Adopted by
City Council on
January 10, 1973

HOUSING ELEMENT

The Housing Element of the General Plan has been required by State Code since 1969 and must comply with guidelines established by the State Department of Housing and Community Development. The guidelines promulgated and housing plans developed by the State, SCAG and Los Angeles County concentrate primarily on the provision of adequate housing for low and moderate income groups. This is appropriate to fulfill the national and state goal of providing "a decent home and suitable living environment for every American family" and is supported fully by the residents of Palos Verdes Estates. It is difficult to incorporate these provisions in many areas of the Los Angeles Region, the Peninsula Planning Area and particularly Palos Verdes Estates.

Housing for this segment of the economy (low to moderate income) must achieve many things. The most important is low cost. Along with this must be considered relationship to the job market, access to recreational facilities, shopping, transportation and other things which are necessary to fulfill basic needs. The cost of housing, operating in a relatively free market, is dependent on land, development, material and labor costs and the continuing costs of maintenance. The rugged terrain of Palos Verdes Estates, soil conditions and fairly remote location provide for high costs in all categories. The fragile coastal environment is not capable of supporting high density development without totally revising the natural setting. The remote coastline setting with low density development has also served to increase the cost of land and housing at a faster rate than other properties in the region as a larger percentage of the population is able to afford more affluent accommodations. This is the basic situation which must be accommodated in the Housing Element for the City of Palos Verdes Estates.

PRESENT SITUATION

Every parcel in the City, in addition to zoning requirements, is also regulated by deed restrictions administered by the Palos Verdes Homes Association, a private corporation. Restrictions pertaining to housing determine minimum size, height, type of construction and minimum cost which currently ranges from \$16,000 to \$80,000. The low end of the cost range is too low to support construction of a unit on lots which currently start at \$20,000. Housing costs usually average 2 to 3 times lot cost to enable an economical venture and satisfy housing requirements in this price range. Grading regulations do not permit mass grading to provide more economical development costs.

The City does provide housing for a broad range of economic groups. Existing housing is currently available ranging from \$50,000 to over \$300,000. Of course this is well out of consideration for low and moderate income groups with requirements in the \$20,000 or less range. Apartment units available also reflect an average monthly rental rate of over \$300 per month.

Appendix H-1 shows the average density of development throughout the City. The data is extracted from the Masterplan developed by the Palos Verdes Peninsula Unified School District in 1968. Information is also included showing total number of residential units in the City and projected ultimate development based on the adopted land use plan. Over 90% of the residents find employment outside of the City and in fact outside of the Peninsula Planning Area. The majority of employment is located to the north of the City in the areas of Aerospace industry concentrations and central Los Angeles business district.

Single Family Residential: Current data (March 1, 1973) shows 3,852 single family units developed in the City at an average market value (Based on assessed valuation) of \$60,000. Average size is determined to be about 2000 s.f. with 6 rooms. Minimum size is 1200 s.f. 88% of the single family units, which comprises 94% of unit availability, are owner occupied. Because of the relatively small size of the City and the housing market served, an individual unit by unit inventory was not considered necessary.

Housing construction was started in the City in the mid 1920's with relatively few units constructed until after World War II. Over 90% of the housing units in the City were constructed since 1946. Those constructed prior to that time were generally large expensive homes of high quality construction. All homes constructed are custom designed and must be designed by an architect. This feature, along with the deed restrictions and building code enforcement has maintained a relatively high quality of construction in the City. While economic life of an average home may be considered to be 35-40 years, most construction in the City would tend to support a useful life of over 50 years. A summary of number of units constructed by year is attached as Appendix H-2.

Except in isolated instances, there are no substandard dwellings in the City. The value of homes in the area has tended to keep most structures well maintained and updated. A significant factor which has enabled the City to maintain standards for high quality is the stability of the land use plan adopted by the Zoning Ordinance in 1948 and reaffirmed in the Adoption of the Land Use Element of the General Plan.

Multiple Residential: The City currently has an inventory of 262 multiple dwelling units averaging 2 bedrooms each. These are generally what might be classified as luxury apartments with rents averaging well over \$300 per month. The two areas in the City zoned for multiple dwelling use are adjacent to the small commercial centers and are located to provide easy access to the main streets in the City.

Most of the units were constructed in the 1955 to 1965 period with another boom in apartment construction being experienced now. Another trend which may affect the availability of rental units is the current marketing of new and existing apartments as condominiums. Because of inadequate parking facilities of most units constructed prior to the 1961 ordinance increasing parking requirements, conversion to condominium uses will not be feasible without extensive reconstruction. Since the older units are of good construction and demand for rentals will remain at a high level, it is not anticipated that any of these units will be redeveloped in the foreseeable future. None of the existing units is considered to be in dilapidated condition.

Public Facilities: Water and sewer facilities are available to serve all existing and future development in the City. Connection to public sewers has been required since November 17, 1967. All areas with soil problems compounded by use of private disposal systems have been connected to the sewerage system. One small area in the vicinity of Rosita Place consisting of four lots has not as yet been connected. The "sand dune" area of the City which generally comprises the Valmonte area in the northerly portion of the City has not been required to be connected unless percolation problems develop. Over 90% of the residences in that area have been connected.

Adequate school sites are provided in the City to serve projected populations as specified in the Palos Verdes Peninsula Unified School District's Master Plan. Some of the schools in the City are currently operating over capacity because of lack of construction funds. Since the District's boundaries are not coincident with the City limits, the existing schools in the City also accommodate children from the more rapidly growing areas outside of the City. The rapid development on the Peninsula combined with failure of construction bond issues has seriously hampered the ability of the School District to accommodate the school population in permanent facilities. The School District is currently updating their Masterplan as a base for determining what measures can be taken to provide required space.

While the City is primarily a "bedroom" community dependent on property tax to provide required services, the relatively slow orderly growth has enabled the City to provide essential safety and public services. It is anticipated that the projected growth can be accommodated within the existing framework of the established City departments and administration.

Relation to General Plan: A City exists only to serve a common interest of the residents. Housing is the key element in the Plan for Palos Verdes Estates as a primarily residential community. All elements of the Plan are directed toward supporting a high quality residential environment. The small commercial areas designated in the Land Use Element are established to serve minimum basic needs of residents. The Circulation Element provides a transportation and utility network to serve low density residential development. Open Space, Recreation and Conservation goals serve a dual purpose of preserving the natural setting and provide the amenities and outlets necessary for a high quality of life. Any alteration in the Housing Plan which would tend to increase density would have a serious affect on all of the Elements of the General Plan and its goals.

FUTURE DEVELOPMENT

The City is presently over 80% developed. The remaining large land areas that could be developed and current status is tabulated below:

Portion Lot H, Tract 4400 - 160 acres - Tentative Map approved for 220 single family residences.

Lot 1, Block 1, Tract 7334 - 30 acres - Tentative Map filed for 30 single family residences.

Portion of Lot H of Rancho Palos Verdes - 19 acres (Annexation No.2 - Ordinance 219). No activity at present.

Portions Tract 8043 and 7334 - 135 lots - Individually owned R-1 - Lots to be developed by owners.

All of the above parcels are suitable for low density single family development. The fairly rugged terrain and limited access routes precludes high intensity uses. While much of the undeveloped land could be developed as low density multiple housing, the developed street system including plans for future improvement is designed only to accommodate the low density single family residential uses contemplated by the zoning ordinance.

The type and kinds of construction existing in the City and the lifestyle goals of the residents, preclude consideration of re-development projects. There may be a possibility of reconstructing improvements on developed lots in some areas of the City where the land value has exceeded the value of improvements. As this disparity increases it may promote reconstruction by the owner, however, with the deed restrictions on the lots this will only be on a lot by lot basis.

The 11 lots remaining in the City zoned for multiple residences are fast being depleted during the current condominium "boom". There are units planned or proposed involving at least 7 of these lots. These lots are adjacent to main streets capable of handling increased traffic intensities. These would also not qualify for low or moderate income housing as the condominium units will be in the \$30,000 to \$50,000 range with relatively high monthly maintenance assessments. The remote location, high cost, traffic problems, disruption of community goals and deed restrictions effectively preclude development of the type of units which can materially affect any housing problem which may exist in the Los Angeles region.

ENVIRONMENTAL CONSIDERATIONS

The entire Land Use Plan of the City along with the Conservation and Open Space Elements focuses the primary thrust of development of the City toward preserving as much as practical the natural coastal environment. The vast areas of parkland (over 25%) reserved for open space use provides for retaining the shoreline, coastal canyons and rugged hillsides in a near natural condition enhanced by additional plantings. These areas provide refuge for varieties of wildlife and plantings which would be eliminated by intensive land use.

Probably the greatest benefit that the City of Palos Verdes Estates can provide in the Regional Plan is to make available the beautiful scenery and unrestricted views available to the entire region. It is one of the few areas in the Los Angeles area where a "Sunday drive" can still offer economical recreation.

POPULATION CHARACTERISTICS AND HOUSING NEEDS

Statistical data developed in the 1970 census provides the best current information. Extracts of pertinent data are attached as Appendix H-3. A review of this data can provide an insight into the segment of the economy seeking housing in Palos Verdes Estates.

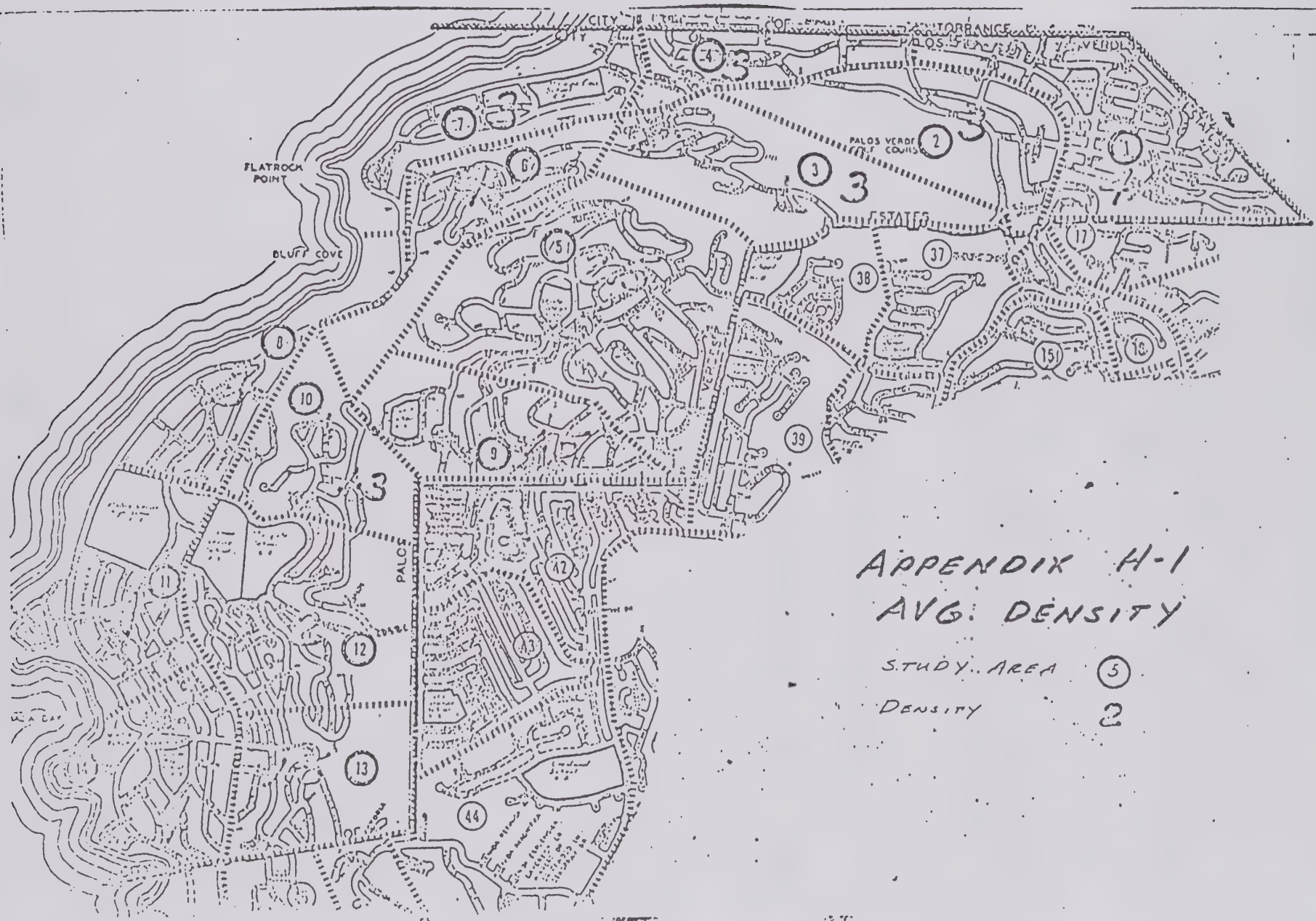
The housing needs demanded in the community can best be shown by tabulating the real estate activity over the last few years.

<u>Planning Area (P.V. Peninsula)</u>	<u>Palos Verdes Estates</u>
1970 Avg. House sold - \$58,486	\$64,385
1971 " " " - 60,640	69,328
1972 " " " - 65,769	74,785

Current demand for this community indicates a 4 bedroom home with family room in the vicinity of 2500 s.f. is most desired. This reflects the greater affluence among a younger population group with school age children.

THE HOUSING PROGRAM

The program will remain essentially the same as determined in the deed restrictions established in the original development of Palos Verdes Estates in 1924. There is also a need in any community for quality low density residential uses. These areas contribute to the total region the character and open space needed by all. The Peninsula does not provide an area for suitable development of moderate cost high density housing. Access routes to the area are limited and construction difficult. It is remote from the major industrial and commercial centers offering mass employment opportunities. The coastal environment is particularly sensitive to intense use. A balanced regional housing program must provide for the needs of all groups. The natural setting of Palos Verdes Estates restricts usage to low density high cost development.



APPENDIX H-1 AVG. DENSITY

STUDY AREA ⑤
DENSITY 2

As a basic City philosophy, land development or redevelopment is not encouraged or discouraged by the City. Land has historically been developed at the rate determined by the owners and in accordance with City requirements. This policy has provided a relatively stable growth rate based on economic conditions.

Review

The City Statistical Summary prepared annually by the City Manager's office shall be appended to this Element to provide a running update of information relative to housing. This is to be accomplished during the annual review of the General Plan by the Planning Commission.

Objectives

1. To support workable programs which will provide adequate housing for all segments of the economy in the Los Angeles Region.
2. As a specific City objective, to provide for that segment of the economy which requires low density, high quality residential use.

HOUSING ELEMENT

APPENDIX H-2

SUMMARY OF CONSTRUCTION SINCE INCORPORATION (Dec. 1939)

<u>Year</u>	<u>Units Constructed</u>	<u>Year</u>	<u>Units Constructed</u>
1940	unk.	1956	253
*1941	16	1957	156
1942	12	1958	132
1943	0	1959	129
1944	0	1960	127
1945	6	1961	122
*1946	30	1962	187
*1947	65	1963	135
*1948	80	1964	88
1949	73	1965	82
1950	124	1966	65
1951	196	1967	72
1952	169	1968	61
1953	257	1969	61
1954	281	1970	45
1955	346	1971	64
		1972	86
		1973	39 (a/o April 30)

* Estimated

<u>Dwelling Units as of March 1, 1973</u>	<u>Existing</u>	<u>Projected</u>	<u>Total</u>
Single Family	3,852	1,098	4,950
Multiple	262	88	350

PLACE 2095 PALOS VERDES ESTATES

159

TOTAL POPULATION 13641

TOTAL DWELLING UNITS 3976

DATA ITEM	COUNT	PERCENT	RECORDS SUPPRESSED	DATA ITEM	COUNT	PERCENT	RECORDS SUPPRESSED
WHITE POPULATION	13539	99.3	0	1-UNIT STRUCTURES	3733	93.9	0
NEGRO POPULATION	13	0.1	0	2 OR MORE UNIT STRUCTURES	241	6.1	0
INDIAN POPULATION	4	0.0	0	MOBILE HOMES	1	0.0	0
OTHER SPECIFIED RACES	79	0.6	0	OVER CROWDED UNITS	36	0.9	0
REPORTED OTHER RACE	6	0.0	0	UNITS LACKING PLUMBING FACILITIES	8	0.2	0
OWNER OCCUPIED DWELLING UNITS	3483	87.6	0	UNITS LACKING KITCHEN FACILITIES	4	0.1	0
RENTER OCCUPIED DWELLING UNITS	429	10.8	0	POPULATION IN OVERCROWDED UNITS LACKING PLUMBING FACILITIES	0	0.0	0
VACANT DWELLING UNITS	63	1.6	0				

VALUE OF OWNER OCCUPIED UNITS

RENT OF RENTER OCCUPIED UNITS

	COUNT	PERCENT
LESS THAN 5000	0	0.0
5000- 9999	1	0.0
10000-14999	0	0.0
15000-19999	3	0.1
20000-24999	9	0.3
25000-34999	136	4.0
35000-49999	1018	29.6
50000 +	2276	66.1

	COUNT	PERCENT
LESS THAN 40	3	0.7
40-59	0	0.0
60-79	2	0.5
80-99	4	1.0
100-119	5	1.2
120-149	11	2.7
150-199	70	19.3
200-299	133	32.9
300 +	168	41.6

MEDIAN 50001.

MEDIAN 274.

RECORDS SUPPRESSED

0

Appendix H-3

RECORDS SUPPRESSED

0

TOTAL RECORDS

1

211 2 5

MEDIAN EDUCATION TOTAL 16 NEGRO 0. SP AM

POPULATION: TOTAL
FAMILIES: TOTAL

PALOS VERDES ESTATES

13946

NEGRO

21

0%

SP AM

372

3%

3666

NEGRO

0

0%

SP AM

63

2%

A. FAMILY INCOME
NUMBER

PCT

10 20 30 40 50 60 70 80 90

1-999, 0 0 T
NONE, 0 0 H
& LESS 0 0 S

1000 26 1 T
TO 0 0 H
1999 6 10 SSSS

2000 0 0 T
TO 0 0 H
2999 0 0 S

3000 11 0 T
TO 0 0 H
3999 0 0 S

4000 15 0 T
TO 0 0 H
4999 0 0 S

5000 14 0 T
TO 0 0 H
5999 0 0 S

6000 35 1 T
TO 0 0 H
6999 0 0 S

7000 21 1 T
TO 0 0 H
7999 0 0 S

8000 29 1 T
TO 0 0 H
8999 0 0 S

9000 49 1 T
TO 0 0 H
9999 0 0 S

10000 148 4 T
TO 0 0 H
11999 0 0 S

12000 227 6 T
TO 0 0 H
14999 0 0 S

15000 1436 39 TTTTTTTTTTTTT
TO 0 0 H
24999 27 43 SSSSSSSSSSSSSSSS

25000 1342 37 TTTTTTTTTTTTT
TO 0 0 H
49999 30 48 SSSSSSSSSSSSSSSSSS

50000 313 9 TTT
AND 0 0 H
OVER 0 0 S

B. TYPE OF INCOME
NUMBER

PCT

10 20 30 40 50 60 70 80 90

WAGE 3230 88 TTTTTTTTTTTTTTTTTTTTTTTTTT
AND 0 0 H
SALARY 50 79 SSSSSSSSSSSSSSSSSSSSSSSSSSSS

NONFARM 861 23 TTTTTTTT
SELF- 0 0 H
EMPLOY 32 51 SSSSSSSSSSSSSSSSSSSSSSSS

FARM 48 1 T
SELF- 0 0 H
EMPLOY 7 11 SSSS

SOC SEC 420 11 TTTT
OR 0 0 H
RR RET 5 0 SSS

PJO ASST. 51 1 T
OR 0 0 H
WELFARE 0 0 S

ALL 2486 68 TTTTTTTTTTTTTTTTTTTTTTTTTT
OTHER 0 0 H
INCOME 30 48 SSSSSSSSSSSSSSSSSSSSSS

C. RATIO OF FAMILY INCOME TO POVERTY LEVEL

UNDER 14 0 T
0.50 0 0 H
6 10 SSSS

0.50 12 0 T
TO 0 0 H
0.74 0 0 S

0.75 11 0 T
TO 0 0 H
0.99 0 0 S

1.00 12 0 T
TO 0 0 H
1.24 0 0 S

1.25 2 0 T
TO 0 0 H
1.49 0 0 S

1.50 26 1 T
TO 0 0 H
1.99 0 0 S

2.00 110 3 T
TO 0 0 H
2.99 7 11 SSSS

3.00 3479 95 TTTTTTTTTTTTTTTTTTTTTTTTTT
OR 0 0 H
MORE 50 79 SSSSSSSSSSSSSSSSSSSSSSSSSSSS

Appendix H-4

MEDIAN FAMILY INCOME TOTAL 23760 NEGRO

0 SP AM 24250

CITY OF PALOS VERDES ESTATES, CALIFORNIA

SAFETY ELEMENT

OF THE GENERAL PLAN

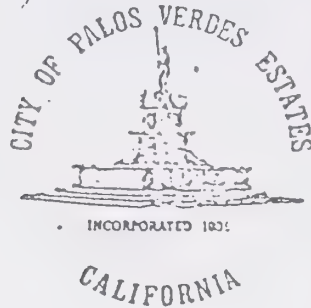
SEPTEMBER

1 9 7 5

NOTE: Safety Element adopted by City Council on
September 23, 1975.

CITY OF PALOS VERDES ESTATES

DEPARTMENT OF
PUBLIC WORKS
(213) 378-0383



CITY HALL
PALOS VERDES ESTATES
CALIFORNIA 90274

NEGATIVE DECLARATION

CITY OF PALOS VERDES ESTATES, CALIFORNIA

GENERAL PLAN SAFETY ELEMENT

Project Description

This project consists of the adoption of the Safety Element of the General Plan of the City of Palos Verdes Estates, California as required by the State of California Government Code Section 65302.

Findings

In view of the fact that the conclusions of the Safety Element do not propose any adverse alterations to the environment as defined under the California Environmental Quality Act it is hereby determined that this project will not have a significant effect on the environment.

Initial Study

The initial study for this project is the second draft of the proposed Safety Element prepared by George Taylor, Director of Public Works/Planning Director of the City of Palos Verdes Estates. Copies of the initial study can be obtained from the office of the Director of Public Works, 340 Palos Verdes Estates, California 90274.

Postcard: May 25, 1975

P.O. Library

City Hall

P.O. Country Club

SAFETY ELEMENT

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SAFETY ELEMENT

CITY OF PALOS VERDES ESTATES, CALIFORNIA

INTRODUCTION

Authority for Safety Element

The Government Code of the State of California requires that each City prepare and adopt a Safety Element for the City's General Plan. Section 65302.1 reads in part as follows:

A Safety Element for the protection of the community from fires and geologic hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths, clearance around structures, and geologic hazard mapping in areas of known geologic hazard.

DEFINITIONS

The State of California Guidelines for preparation of the safety element contain the following definitions:

Acceptable Risk: The level of risk below which no specific action by local government is deemed to be necessary.

Unacceptable Risk: Level of risk above which specific action by government is deemed to be necessary to protect life and property.

Avoidable Risk: Risk not necessary to take because individual or public goals can be achieved at the same or less total "cost" by other means without taking the risk.

SCOPE AND NATURE OF SAFETY ELEMENT

Palos Verdes Estates has prepared a safety element which takes into consideration the unique characteristics of the city and the adjoining environment.

General Policy

The City Council has voted that in order to retain the unique rural natural environment of the City, such as its large natural parkland areas with their heavy growth of natural brush and trees together with large stands of trees and foliage in the residential areas, and the unique ocean bluffs and beaches /^{comprising a marine reserve,} that the level of related risks from fire and accidental injury are higher than in normal communities, but are considered acceptable. In addition, development of the city's streets and water supply due to the extremely steep terrain of the area does not permit street widths grades, and water pressure that are normally expected in other communities. Again these "deficiencies" together with their related hazards have in general been accepted by the community as acceptable risks.

Major disaster flood hazards for the community have been controlled by construction of storm drain systems both by the Los Angeles County Flood Control District and the City. Additional improvements are programmed and all developments, including single family construction are reviewed for potential flood problems.

Generally speaking the degree of review for each new development takes into consideration the possible safety hazards involved and where unacceptable safety risks are found specific action is taken to reduce the risk to acceptable levels.

Additional efforts to control safety hazards from fire together with identification of these hazards are set forth in appendix A attached hereto. This appendix, prepared by the Fire Chief is supported by the City Council and they will continue to update the fire fighting ability of the City within its realistic ability to do so. The Council will also continue to review the water supply systems with California Water Company to assure proper fire fighting capacity.

In relation to the individual property owners protection, the Council encourages the implementation of smoke detection alarms and sprinkler systems for existing properties where appropriate.

GEOLOGIC HAZARDS

Geologic hazards are defined in the Seismic Safety Element of the General Plan.

The community is free of known active faults and major slide areas. There have been in the past and probably will occur again in the future ocean bluff erosion and rock falls. All of the bluff areas are subject to this hazard and therefore prior to development in this area detailed geologic studies are required. If these studies indicate unacceptable risks are avoidable, it is required that the necessary steps be taken to eliminate the unacceptable risk.

LAND USE AND CIRCULATION RELATIONSHIP

The City's land use and circulation elements of the general plan have taken into account the concern for development of the City.

These elements together with the City Code limit remaining development of the City to residential uses and provide for control of fire and geologic hazards.

No additional controls are deemed necessary at this time.

EVACUATION ROUTES

The City, due to its terrain, has only three routes of total evacuation. These routes are Palos Verdes Drive West, Palos Verdes Drive North and Granvia Altamira. Depending on the type and location of the disaster, these routes should serve adequately^{**} Concern for organized evacuation has been expressed by the Chief of Police as shown in the attached Appendix B.

^{**} In addition, 4 1/2 miles of undeveloped ocean front provides a secondary evacuation potential.

SAFETY ELEMENT RELATIONSHIPS

Relationship With Other Elements of the General Plan

The safety element is closely related to the seismic safety element, the land use and circulation element, and the open space and conservation element.

Safety hazards can be a decisive factor in consideration of proposed development type and location.

The City's building code also provides basic guidelines for safe construction as does the City's fire code. In addition, the City has adopted a resolution of intention to update its grading ordinance which places strong emphasis on geologic protection.

Relationships With Other Agencies

The safety element and its implementation should be coordinated closely with the surrounding communities particularly in the area of disaster preparedness, mutual aid and fire response.

Other agencies of aid to the City include, but are not limited to:

1. The American Red Cross
2. The Federal Disaster Assistance Administration
3. California Office of Emergency Services
4. The California Division of Industrial Safety
5. State and County Health Departments

Relationship With Environmental Impact Report Procedures

The federal, state and local environmental impact regulations provide a key instrument for implementation of safety protection when any development within the City or surrounding areas is proposed.

It is therefore imperative that appropriate environmental impact reports be required for any project development or activity which might create a safety hazard or reduce present safety standards.

IMPLEMENTATION

General Comments

The implementation of the policies of the City of Palos Verdes Estates with respect to safety hazards can be accomplished by adherence to the existing regulation of the City relating to Environmental Impact Procedures, and Building and Fire Codes together with implementation of the Seismic Safety Element.

Periodic review and updating of the City's ordinances relating to safety should be made.

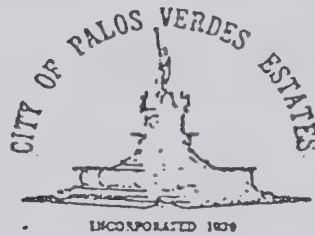
Conclusions

To provide for the protection of life and property the City should:

1. Support to the best of its ability the recommendations contained in Appendix A & B.
2. Continue the City's existing Building, Fire, and Environmental Ordinance restrictions on potential safety hazards.
3. Provide for the implementation of the City's Seismic Safety Element.
4. Work with all recognized safety agencies to develop and implement reasonable safety standards.

CITY OF PALOS VERDES ESTATES

OFFICE OF
FIRE CHIEF
(213) 378-4275



CITY HALL
PALOS VERDES ESTATES
CALIFORNIA 90274

CALIFORNIA

August 11, 1975

TO: George C. Taylor, Public Works Director/City Engineer
FROM: John S. Christopher, Fire Chief
SUBJECT: Safety Element Comments

A. Identify Existing Fire and Life Hazards

1. Large unbroken brush areas generally throughout the city, essentially in canyons and on steep hillsides. See map. Many homes on rims.
2. Large area of city is heavily grown with eucalyptus trees. Homes generally have wood shingle roofs, Valmonte/La Selva tree area. Generally in northern portion of city.
3. Many homes located throughout the city are over 2500 square feet in area, are multi-story with very high value contents and no smoke or fire detection warning devices.
4. Several four story equivalent buildings in commercial zones of city.
5. Large undivided and unprotected attic spaces, in older commercial buildings with multiple occupancies.
6. Large undivided and unprotected spaces within commercial and institutional occupancies throughout the city.
7. Ceramic tile roofs on commercial, institutional and many residences make ventilation of fires difficult.
8. Many areas in city are more than five minute response time from fire station.
9. Palos Verdes Players Theater, large groups of people, quantities of combustibles in Malaga Plaza.
10. Several miles of steep cliffs 200 ft. in height dropping to the ocean below, cover generally the westerly portions of the city.

B. Evaluation of Existing and Potential Fire and Life Hazards

- 1.. Well started brush fires may quickly overwhelm the city's fire suppression forces leading to loss of exposed homes. Particularly those homes having wood shingle roofs or situated on canyon rims and steep hillsides. Where heavy brush extends up to homes, those homes are also directly exposed to the flames. Mutual aid assistance from South Bay cities and the L. A. County Fire Protection District limits somewhat the hazards to destruction of homes, under normal climatic conditions. Unusual weather conditions such as Santa Ana winds blowing increase the destruction potential immensely. The canyons, hillsides and some other undeveloped areas are covered with heavy growths of the fastest burning, most dangerous vegetation in the world. Embers picked up by the wind may travel hundreds of feet and still remain capable of igniting wood shingle roofs and unburned brush.

Green belts of fire resistant plantings and fire retardant coatings for wood shingle roofs are vital to provide an acceptable level of fire risk for the brush and tree areas. This will give our fire suppression forces a reasonable chance to control and extinguish such fast moving fires under normal conditions. Brush clearance from structures to a minimum of 30 feet, maintaining ornamental trees and shrubbery free of dead limbs and branches, maintaining a ten-foot clearance between trees and fireplace chimneys with no branches overhanging chimneys are essential to an acceptable level of risk.

2. Large undivided, unprotected and in many cases hidden attic spaces within commercial and institutional buildings in particular, allow fire to spread quickly and undetected. This characteristic may allow fire to involve more than one business within a building. Ventilating the fire through holes cut in the roof allows smoke and superheated gases (over 1,000° F), to escape vertically, tending to concentrate the fire towards the openings and generally reducing the lateral spread of the fire below. In turn, this permits firefighters to enter from below, locate, confine and extinguish the fire with the least possible damage to the building due to water use and flame spread.

A moderate size fire in one of those buildings may quickly overtax the fire department's control of the fire, due to our inability to ventilate quickly and to the drain on manpower required to attack fires in more than one business occupancy, simultaneously. Even small diameter hoselines inside buildings require an absolute minimum of two men to handle. Mutual aid assistance will provide manpower sufficient to control the fire after perhaps a fifteen-minute delay in response time.

The best solution to this fire problem would be installation of automatic sprinklers on a supervised system within all commercial buildings. Many years of experience shows that ninety-seven percent

(Wood, 1933). No accurate estimate of ground shaking was possible for the Palos Verdes Estates area as it was sparsely populated, however, according to Wood (1933), "...Inside the area mentioned there are many places where significant damage was not conspicuous--on hilly ground or where underground conditions were not unfavorable and construction not too bad or unsuitable. This was noticeably the case on the compact sedimentary rocks of the San Pedro Hills west of Long Beach. In fact, a considerable part of the area appeared to be characterized by intensity lower than grade VII of the 1931 scale." Richter (1959) notes "On the principally Tertiary block of the San Pedro Hills intensity was barely VI, contrasting sharply with serious damage nearby in San Pedro and Long Beach."

An intensity of VI was assigned to the Palos Verdes Estates area as a result of the Sylmar shock of February 9, 1971 that had a Richter Magnitude of 6.4 (U.S. Geological Survey, 1971). In other words, the two major earthquakes in the area in the last half century have produced only minor (slight) damage.

Seismic Hazards

Ground rupture. The Palos Verdes fault trends in a northwesterly direction and lies several hundred yards northeast of Palos Verdes Estates (Fig. 2). The fault does not displace surface rocks, rather, it is manifest by a sharp downbending of Pleistocene deposits along the northeast edge of the hills. Subsurface data from deep wells and gravity profiles indicate the fault lies outside the study area and displaces older base --

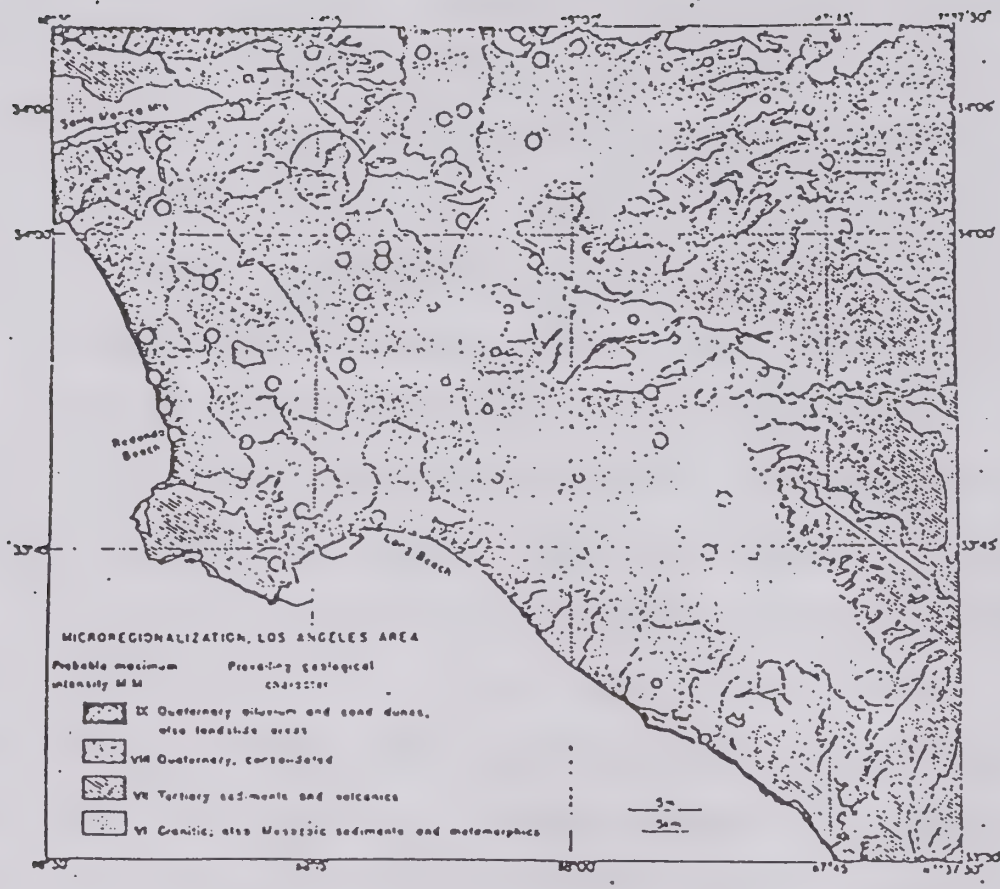


Fig. 4. Microregionalization map of Los Angeles Basin and vicinity(after Richter, 1959)

ment rock at depth, however, it only arches the younger overlying sedimentary rocks. Many low-magnitude earthquakes have been centered along the fault, yet no surface rupture has ever been reported.

Shaking. In his attempt to characterize ground response to the greatest expectable earthquake throughout southern California and the state, Richter (1959) has assigned an intensity of VII (modified Mercalli Scale) to most of the City of Palos Verdes Estates (Fig. 4). He assigned these ratings as follows: Intensity VII, Tertiary sediments and volcanics as are found over most of the Peninsula (Fig. 3); Intensity VIII, to consolidated Quaternary deposits; and an Intensity IX, to Quaternary stream deposits, sand dunes, and landslide areas. On the north side of Palos Verdes Estates there is a small area underlain by consolidated Quaternary deposits (Figs. 3 and 4), whereas the remainder of the city is underlain by Tertiary sedimentary rocks. In Palos Verdes Estates the younger Quaternary deposits are so thin that it is anticipated that only a slight additional response to seismic waves will be felt in these areas. Drill data and surface exposures indicate that the younger sands attain a thickness of 30 feet along the cliffs near the Pacific Ocean, and that they thin toward the north and east from there.

Tsunami. The only record of a local earthquake having caused a sea wave of large magnitude was in connection with the earthquake of December 21, 1812. This is to be found in mission records and it was reported that a ship was carried up the canyon at Refugio Beach north of Santa Barbara, then back out to sea (Byerly, in

State of California, 1964). The entire shoreline of the City of Palos Verdes Estates is backed by sea cliffs from 100 to 200 feet high, and even if a tsunami were generated no seismic sea wave could ever top these heights. There is no tsunami risk in the area.

Ground failure. Permanent disruption or settlement of foundation materials may be caused by liquefaction of poorly consolidated sand or clay soils. Liquefaction of unconsolidated sands may occur where they are of a critical grain size and water saturated. Quaternary sands (ancient dune sands) underlying the northern part of the study area are coarse-grained and cohesive. Where exposed along seacliffs at Malaga Cove they stand in near-vertical slopes. Minor seepage has been noted locally at the contact of the sands and underlying diatomaceous shale. However, this flow is intermittent and not indicative of a saturated sand body as is required for liquefaction.

So-called "quick" clays collapse when subject to artificial or natural vibrations. These deposits are characteristically of glacial-marine sedimentary origin and not known to exist at the surface or subsurface on the Peninsula.

Associated Geologic Hazards.

Landslides. Mass wasting, that is, the downslope movement of rock and soil must be considered simultaneously with direct seismic effects. Falls and slides can be triggered by earthquake motion on steep slopes, as a rule those greater than 2:1 (about 28°). On the Palos Verdes Peninsula large slides have occurred along bedding planes in the Altamira Shale and are strictly a local phenomenon.

Slump or rotational failures are restricted to shallow depths within the soil profile and are not considered serious hazards. Rock falls have been reported along the seacliffs in the study area and could be a problem under seismic loads where adverse geologic structures exist. Large Translational failures (block glides) along bedding planes are known on the Peninsula but have not occurred in the study area.

In order to assess the risk from these hazards maps were prepared derivative from the U.S. Geological survey topographic and geologic ones. The derivative maps (see appendices) show slope angles and earth materials in the study area. Shown on the maps are slopes steeper than 2:1 (greatest susceptibility to failure during a quake), 2:1 to 5:1 (low susceptibility), and slopes less than 5:1 (essentially no risk). Rock and soil types at or just beneath the surface are also shown. The relative susceptibility of each to ground shaking and sliding is as follows:

Quaternary Terrace Cover (Qt_c) - - deposits on raised marine terrace surfaces. Usually a thin or non-existent sand layer covered by adobe soil. The adobe cover varies in thickness from a foot to as much as twenty feet. Where the terrace cover is thick, a greater response to seismic waves may be expected. Slopes are less than 5:1 therefore no landslide risk.

Quaternary Sand Dunes (Q_s) - - Consolidated and cohesive sand of variable thickness, but at least 30-feet thick in the northwest part of the study area. Terrain underlain by this soil would be most responsive to seismic waves. Occurs in areas of low slope angles thus little landslide potential.

Valmonte Diatomite (Tv) - - Small outcrop area of diatomaceous shale along seacliffs in the northwest portion of the city.

This rock has a high resistance to downslope movement, however, along cliffed areas some failures have occurred due to groundwater seepage. Some lurching effects can be expected during a strong earthquake.

Altamira Shale (Ta) - - Usually thin adobe soils overlying competent siliceous and diatomaceous shales with relatively low response to seismic shaking. Where local adverse geologic conditions exist it may be slide prone.

Tertiary Basalt (Tb) - - Resistant bedrock type not prone to sliding and with a low response to seismic waves. This material acts to buttress slopes and the cliffed points along the Peninsula shoreline.

Along seacliff areas, where there is a thick terrace or sand-dune cover, lurching effects would be the greatest hazard due to ground motion. This could result in ground cracking and slumping along the cliffs during shaking. Such sites are delineated on the map (Exhibit A) most notably the Malga Cove-Bluff Cove section.

Bedrock along the cliffs is expected to perform well during an earthquake. Some falling of loose joint blocks and detached rocks will occur, but gross failure is not anticipated. Preliminary geotechnical investigation is required for each building site along the cliffs reducing risks to a minimum. A few sites have already been designated as marginal and would require extensive ground modification before approval for building.

Assessment.

Palos Verdes Estates : a small suburban residential community

with an area of 4.75 square miles. It is bounded on the northeast by the Palos Verdes fault and lies in a region of high seismicity in Southern California. The largest local quake in historic times was a Magnitude 6.2 on March 10, 1933, centered near Long Beach. Shaking effects on the Peninsula ranged from Intensity VII. (modified Mercalli Scale) in areas underlain by Tertiary sedimentary rocks, to Intensity VIII where consolidated younger terrace and dune-sand deposits occur. No surface rupture due to faulting has ever occurred on the Peninsula, and the known active faults in the region lie outside the study area.

Shaking will cause slight damage to well-built structures, whereas considerable damage may be expected in older and/or poorly built structures. Inasmuch as 98+ percent of the buildings in the city are one and two-story single-family dwellings of modern construction, little serious damage due to shaking is expected. Older structures may sustain considerable damage. There are 34 one, two, and three-story multiple dwellings clustered about the Malaga Cove and Lunada Bay commercial centers. These are modern wood, stucco, and brick construction and would sustain damage similar to well built single-family dwellings.

Surficial slumps of soil and weathered bedrock can be expected on slopes steeper than 2:1 during strong motion. Dwellings founded on piers or caissons in bedrock will not be affected by slumping, however, older structures with shallow continuous footings on steep slopes may sustain considerable structural damage. Large translation failures (block glides) are not known in Palos Verdes

Estates, although massive failures of this type have occurred at Portuguese Bend (Merriam, 1960) and Point Fermin. The adverse geologic conditions and rock types leading to this type of failure have not been found within the city, but they may exist in currently undeveloped land or city-owned parklands.

Damage or loss of life from seiche, tsunami, and mudslide is considered negligible, although access to city-owned beaches should be restricted should an earthquake centered offshore occur.

Mitigating Measures.

The City of Palos Verdes Estates has implemented the following plans and regulations which individually and collectively provide for control of the level of risk that may occur due to seismic related hazards.

1. An emergency operations plan.
2. A two and one half story building height restriction.
3. A Grading Ordinance which requires individual review and preparation of an environmental impact analysis on any development that:
 - a. Requires removal of major native vegetation.
 - b. Results in a combined cut and fill grading in excess of 250 cubic yards.
 - c. The Building Official believes there is need for an Engineering Geology Report or Soils Engineering Report .
4. A requirement that all building plans be signed by a licensed architect unless the value of a new building is less than \$8,000.00 or the value of an addition, alteration or repair is less than \$4,000.00 or the project does not involve any architectural

4. (cont.)

design or structural engineering.

5. An Ordinance which adopts the 1973 addition of the Uniform Building Code prepared and published by the International Conference of Building Officials.

LAND USE AND CIRCULATION

The land use and related circulation development in Palos Verdes Estates is single family residential except in the Lunada Bay and Malaga Cove commercial centers. These patterns are set by deed restriction in addition to the City's land use and zoning regulations. In view of this, future development of the City is limited to single family residents and upgrading or replacement of existing multi-family and commercial buildings.

By normal processing of new building permits and remodeling and reconstruction permits, building code requirements are met and structures are required to comply with current design standards for seismic occurrences.

SEISMIC SAFETY ELEMENT RELATIONSHIPS

Relationship to the General Plan

This mandatory element of the Palos Verdes Estates General Plan reflects the statewide concern for seismic safety planning. Palos Verdes Estates General Plan is two years old, and it is considered as complete and in need of no revisions. The Circulation Element and the Land Use Element are parts of the original document adopted in 1973. The City also has adopted the Housing Element, Safety Element, Noise Element and the Open Space-Conservation Element of the General Plan as required by State law. This Seismic Safety Element is closely related to the Safety Element and forms the basis for all building permit evaluations.

The City-wide limitation of a two and one half story building height acts as a positive factor in reducing the percentage of casualties in the event of a major quake along the Newport-Inglewood system or great quake along the San Andreas system.

Environmental Impact Report Procedures

It is appropriate and desirable that the City require that a comprehensive environmental impact report be prepared on all significant projects that deal with new buildings or zone changes that provide for intensification of land use. A development's ability to withstand potential natural disaster should play an important part in the findings in such a report.

IMPLEMENTATION AND REVIEW

Building Inspection Program

A continuing building inspection program has been followed throughout the years of Palos Verdes Estates' existence. Due to the nature of the improvements within the City, it has not been necessary to follow an extensive building inspection program with particular reference to seismic safety. However, in the future, major construction or developments should be required to conform to seismic safety in accordance with contemporary standards. It has been found that pre-1933 buildings used lime mortar for joints, poor quality bricks, inadequate structural ties connecting roofs and walls, and no reinforcing steel in the walls. Any high risk structure in Palos Verdes Estates should be located and identified. If it is economically feasible to do so, such a structure should be strengthened and modernized. In some cases, it may be more appropriate to reduce the load level or occupancy of the structure. As a last resort, any building which cannot be rehabilitated and is literally unsafe should be demolished.

Contingency Plans for Major Disasters and Emergencies

In cooperation with Civil Defense Area G of Region I (Los Angeles County) of the California Office of Emergency Services, the City of Palos Verdes Estates has prepared an Emergency Operation Plan (EOP). This plan provides for preparing, mobilizing and employing public and private resources to meet essential needs in serious emergencies. This plan can be placed in effect when a state of war emergency exists in the State of California, when a state of emergency affecting Palos Verdes Estates is

declared by the Governor, or in case of local emergency by action of the City Government.

The City of Palos Verdes Estates also has a Mutual Aid and Joint Powers Agreement with the twelve other cities located within operational Area G of Civil Defense Region I of California. This agreement provides that it is necessary and desirable that the resources, personnel, equipment and facilities of any one part to the agreement be made available to any other party to prevent, combat, or eliminate a probable imminent, or actual threat to life or property resulting from a local peril, local emergency, local disaster, or civil disturbance, in the absence of a duly proclaimed "state of extreme emergency" or "state of disaster", and to render mutual and supplementary police protection one to the other as the need may arise.

Seismic and Emergency Information Programs

Study and experience have shown that the public generally does not know what to do before, during, or after a major earthquake. Due to the unpredictability of earthquakes and the potential violence and destruction in their wake, some individuals fail to prepare properly, and therefore react irrationally.

The public should be made aware of the relative seismic safety hazards of Palos Verdes Estates and its geographical area. Consequently, the City should develop and implement an emergency information and education program to provide the public with timely instructions that will enable the residents to prepare for and safely respond to the effects of a major earthquake or other type of disaster or emergency. This should include information about the nature of earthquakes and why Southern California is subject to seismic occurrences.

The local schools, churches and civic organizations should be encouraged and aided to the extent practicable, to provide disaster training for school children and others. This should include information and advice on how to protect themselves, their families, and their homes during and after a major earthquake or other emergency.

Building Code Update

The City of Palos Verdes Estates operates under the International Conference of Building Officials Building Code which has been adopted by reference with some local modifications. Prior to adoption by the City Council, the Building Code and its amendments are submitted for thorough review by the construction industry and various professional organizations.

In cooperation with the ICBO, steps should be taken to provide the necessary building regulations to insure the stability of major new buildings in case of significant seismic events. Conversely, the

City should be aware of the changes made by the ICBO in the Uniform Building Code to increase the seismic safety of various kinds of structures, and they should be adopted for appropriate use in Palos Verdes Estates.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the data developed during this study for the Seismic Safety Element of the General Plan of the City of Palos Verdes Estates, the following comments, conclusions and recommendations are submitted for consideration and action:

1. No earthquake faults are known to directly underlie the City of Palos Verdes Estates,

However, some branches of the Palos Verdes Fault may not have been located and geologic surveillance should continue as areas near the zone are more fully developed.

2. Palos Verdes Estates is generally free of any possible damage due to the following phenomena: Ground rupture, Tsunami, liquefaction, large translational failures (Block Glides), Seiche and mudslides.
3. The greatest predictable earthquake throughout Southern California could result in an intensity of VIII on the modified mercalli scale in a limited area of Palos Verdes Estates with the

majority of the City having an intensity of VII.

4. The only areas that could expect major damage due to ground shaking are the older structures.

5. In the areas of the City where Altamira Shale or Valmonte Diatomite outcroppings occur along the seacliffs, special efforts should be made to eliminate and prevent groundwater seepage.

6. Preliminary geotechnical investigations should continue to be required on any building site located along the seacliffs, and in addition on any lot with a slope equal to or steeper than two feet horizontal to one foot vertical.

7. The upgrading of building and safety codes for new construction from a seismic safety standpoint should be aimed at lessening loss of life or serious injury. Any increased protection above this level should be at the option of the owner of the property. However, property owners should be encouraged to take the steps necessary to protect their properties against the economic risks of seismic hazards.

8. Pre-1933 buildings in Southern California constitute the most serious threat to public safety because of the probability of their collapse during strong earthquakes in the future. By normal remodeling and reconstruction permits, building code requirements are met and structures are required to comply with current design standards for seismic occurrences.

9. Structures and facilities which are particularly important in post-disaster operations, such as emergency power installations, emergency operating centers, public safety facilities and essential elements of key communications systems, should be designed and constructed to withstand strong earthquake shaking and to continue to function.
10. All public schools are required by state law to conform to very rigid seismic safety design. In addition the Field Act requires that any non-complying structure be brought up to standard. The schools in Palos Verdes Estates are all subject to these requirements and have complied with them.
11. Most typical, modern, one-story, wood-frame houses perform well during earthquake ground shaking in that no severe hazards are created nor are major economic losses widespread in such structures.
12. Utility companies serving or within Palos Verdes Estates should consider the effects of significant seismic events in the planning, design, construction and operations of their installations. To the extent practicable, they should provide spares or redundancies in separated locations, and they should develop repair and recovery ability for emergencies including standby capability. In general, the features of the various systems which are the most vulnerable to

12. seismic disturbances should be identified, and steps should be taken to have the utility companies minimize potential adverse effects. For example valves should be installed at strategic locations for shutoff and isolation of a section of a system. Interconnections of systems for safety are desirable even though they may be limited in capacity.
13. Public safety and welfare depend greatly on the functioning of public utility systems, such as water supply, sewers, gas, electricity, communications and transportation. Consequently, continuing attention should be given to insure that these facilities will not be seriously disrupted during an earthquake. Public utilities are, in general, such complicated systems that special studies should be made on how adequate earthquake resistance can best be achieved at an economical cost. The State of California probably should take the lead in initiating and sponsoring such research.
14. There are no major highway structures, overpasses, bridges, or tunnels within the City of Palos Verdes Estates, which would be vulnerable to landslides, liquefaction or other geologic hazards.
15. Adequate fire protection should be an integral part of the planning for seismic safety. This includes provisions for an adequate water supply, both from the standpoint of an effective distribution system and a standby source of water on an emergency basis. Also, zoning practices should insure that future developments



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adequately provide for the manipulation and deployment of firefighting equipment, particularly in the residential areas of the City.

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